



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, August 1, 2016

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M

BOARD MEMBERS:

FRED SWEENEY, *Chair*
BRIAN MILLER, *Vice-Chair*
BERNI BERNSTEIN
LISA JAMES
JOSEPH MOTICHA
DENISE WOOLERY

CITY COUNCIL LIAISON: JASON DOMINGUEZ
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
KATIE MAMULSKI, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Brian Miller and Lisa James.
Staff present: Katie Mamulski.

REVIEW AFTER FINAL

A. 3435 MARINA DR A-1/SD-3 Zone

Assessor's Parcel Number: 047-022-005
Application Number: MST2013-00281
Owner: Charles Rudd
Architect: Paul Zink

(Proposal to construct a 5,990 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 440 square foot two-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes new site walls and gates, new site landscaping and hardscape, a new pool. 3,854 cubic yards of cut and fill grading are proposed, with 10 cubic yards to be exported off site. The proposed total of 6,430 square feet (of which 5,210 is above grade) is 103% of the guideline floor-to-lot area ratio [FAR]. The project includes Planning Commission review for a Coastal Development Permit.)

(Review After Final is requested for the removal of living room fireplace/chimney, addition of exterior fireplace, window location changes/additions, alternate trellis detail, addition of an elevator, revised master floor plan and new skylights.)

Continued indefinitely to Full Board.

NEW ITEM**B. 2141 RIDGE LN****A-2 Zone**

Assessor's Parcel Number: 025-282-011
Application Number: MST2016-00200
Owner: Brown Family Survivor `S` Trust
Applicant: Adam Brown

(Proposal to abate violations of ENF2016-00153 for as-built changes to a single family home. As-built changes include a new electrical sub-panel, replacement of door with as-built french doors, an 84 square foot landing and converted garage space. No new construction is proposed. The proposed total of 3,031 square feet on a 15,000 square foot lot is 70% of the guideline maximum floor to-lot-area ratio [FAR].)

(Action may be taken if sufficient information is provided.)

Continued one week to Consent Review due to the Applicant's absence.

NEW ITEM**C. 2446 GARDEN ST****E-1 Zone**

Assessor's Parcel Number: 051-150-006
Application Number: MST2016-00293
Owner: Barbara S. Adams 2014 Revocable Trust
Engineer: Windward Engineering

(Proposal to add 105 square feet by enclosing an outdoor courtyard space at an existing one-story, 3,202 square foot, single-family residence with an attached 641 square foot two-car garage. The project includes constructing a new covered front porch, repaving an existing driveway with permeable pavers, replacing the decorative rock veneer from the front elevation with wood siding to match the rest of the exterior, relocating the side entry, new spa, new garage doors, and adding, removing, and relocating window openings. It also includes removing a shed from the rear setback behind the garage, the unpermitted built-in barbeque from the rear setback, the unpermitted raised deck in the front yard, and an exterior sink on the west elevation. The proposed total of 3,948 square feet of development on a 23,678 square foot lot is 84% of the guideline maximum allowed floor-to-lot area ratio [FAR]. This project will address violations in Zoning Information Report ZIR2015-00443.)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

NEW ITEM**D. 2510 CALLE GALICIA****E-1 Zone**

Assessor's Parcel Number: 041-423-009
Application Number: MST2016-00304
Owner: Michael and Kimberly Mason
Contractor: Spieler Construction, Inc.

(Proposal to replace the existing wood exterior railing with new cable railing, and replace the existing shade structure material with a new steel and shade cloth material located at the existing upper level deck. The proposal also includes enclosing the area under the existing stairs for a storage area and improving its finishes by applying a smooth coat of stucco over the existing stucco, changing the stucco color and applying a hardyboard shiplap siding over the existing T-111 siding located at the south elevation. New ceiling electrical boxes at each upstairs bedroom are also proposed for future fans. The project also proposes a remodel of the first floor bathroom and laundry room. The proposed total of 2,832 square feet on a 10,140 square foot lot located in the Hillside Design District is 76% of the maximum allowable floor to-lot-area ratio [FAR].)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

NEW ITEM**E. 825 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 031-071-021
Application Number: MST2016-00326
Owner: Brian Tseng-Liang Hung

(Proposal to abate violations of ZIR2015-00427 including demolition of the "as-built" carport, remove A/C condenser, relocate washer and dryer to utility room, excavate 130 square feet at laundry room, install 140 linear feet of french drains, replace one window, minor repairs, and extend an existing 178 square foot upper level deck by 2 feet, resulting in a 64 square foot deck addition. The wood railing would be replaced with metal posts and cable. The parcel is developed with an existing two-story, 2,975 square foot single family residence. The proposed total of 2,975 square feet on a 13,708 square foot lot in the Hillside Design District is 71% of the maximum allowable floor to-lot-area ratio [FAR].)

(Action may be taken if sufficient information is provided.)

Continued indefinitely to Full Board.